

Certificate of Notice Page 1 of 3
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Joshua P. Wark
 Debtor

Case No. 18-14391-mdc
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Marie
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 1

Date Rcvd: Jun 18, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 20, 2020.

db Joshua P. Wark, 2265 Kimberton Road, Phoenixville, PA 19460-4747

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 20, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 17, 2020 at the address(es) listed below:

ANDREW SPIVACK on behalf of Creditor SANTANDER BANK, N.A. paeb@fedphe.com
 CHRISTOPHER M. MCMONAGLE on behalf of Creditor Quicken Loans Inc.
 cmcmmonagle@sterneisenberg.com, bkecf@sterneisenberg.com
 DANIEL P. JONES on behalf of Creditor Quicken Loans Inc. djones@sterneisenberg.com,
 bkecf@sterneisenberg.com
 JEROME B. BLANK on behalf of Creditor WELLS FARGO BANK, N.A. paeb@fedphe.com
 JEROME B. BLANK on behalf of Creditor SANTANDER BANK, N.A. paeb@fedphe.com
 JEROME B. BLANK on behalf of Creditor Santander Bank, N.A. paeb@fedphe.com
 JOSEPH L QUINN on behalf of Debtor Joshua P. Wark CourtNotices@rqplaw.com
 KARINA VELTER on behalf of Creditor Wells Fargo Bank, N.A. as Successor by Merger to
 Wachovia Bank, N.A. amps@manleydeas.com
 KARINA VELTER on behalf of Creditor WELLS FARGO BANK, N.A. amps@manleydeas.com
 MARIO J. HANYON on behalf of Creditor SANTANDER BANK, N.A. paeb@fedphe.com
 REBECCA ANN SOLARZ on behalf of Creditor Toyota Motor Credit Corporation
 bkggroup@kmlawgroup.com
 THOMAS YOUNG.HAE SONG on behalf of Creditor Santander Bank, N.A. paeb@fedphe.com
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov
 WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com
 WILLIAM EDWARD MILLER on behalf of Creditor Quicken Loans, LLC formerly known as (FKA)
 Quicken Loans Inc. wmiller@sterneisenberg.com, bkecf@sterneisenberg.com

TOTAL: 15

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Joshua Wark	:	Chapter 13
Debtor	:	Bankruptcy No.: 18-14391-mdc
	:	

ORDER

AND NOW, upon consideration of the Motion to Sell Real Property, and upon notice to all interested parties and any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

ORDERED, that debtor is granted permission to sell real property known as 601 East Thayer Street, Philadelphia, PA, 19134 ("Property") for the sale price of \$34,000 to buyer Guillermina A. Martinez ("Buyer"), who have been represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyer, shall be distributed in the following manner:

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1. Estimated ordinary and reasonable settlement costs, including, but not limited to those related to notary services, deed preparation, disbursements, express shipping, surveys, municipal certifications, or any other such routine matters, as well necessarily local and state taxes | \$ 3,135.61 |
| 2. Lien paid at closing – Wells Fargo Bank, N.A.*
* the lien shall be paid in full and will vary accordingly on actual settlement date. | \$ 25,440.17 |
| 3. Commission to People's Choice Real Estate | \$ 2,000.00 |
| 4. Exempt Sale Proceeds Attributable to Joshua Wark**
** the amount payable to Joshua Wark is capped at \$3,170.93 | \$ 3,170.93 |
| 5. Approximate payment to William Miller, Standing Trustee | \$ 253.29 |
| Total: | \$ 34,000.00 |

This Order permitting sale of the real estate shall be effective and enforceable immediately upon entry and Debtor Joshua Wark and Buyer is authorized to close the Sale immediately upon entry of this Sale Order. The stay required under Bankruptcy Rule 6004(h) is hereby waived.

The title clerk shall fax a settlement statement from the closing directly to William Miller, Chapter 13 Trustee upon the close of the settlement to (215) 627-6299, and the

Trustee shall promptly notify the title company of any objection to the sums to be disbursed. The title clerk shall immediately transmit the actual disbursement check to the trustee by overnight courier.

In the event the case is converted to Chapter 7, any funds remaining in the possession of the standing Chapter 13 trustee derived from the sale of the real estate shall be transferred to the appointed Chapter 7 trustee.

BY THE COURT:

June 17, 2020



Magdeline D. Coleman
Chief U.S. Bankruptcy Judge